

# FACADE IMPROVEMENT

## PILLOW PARK PLAZA

ITALO A. CALPESTRI III

& ASSOCIATES AIA

BANK OF AMERICA BUILDING  
1504 PARK STREET, SUITE 7  
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### ABBREVIATIONS

A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ADJ.	Adjacent
A.F.F.	Above Finish Floor
AL.	Aluminum
APPROX.	Approximate
ARCH.	Architectural
BD.	Board
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BTM.	Bottom
CAULK	Caulking
CBC	Calif. Building Code
CEM.	Cement
CER.	Ceramic
CLG.	Ceiling
CLR.	Clear
COL.	Column
CONC.	Concrete
CONSTR.	Construction
CONT.	Continuous
CORR.	Corridor
CTR.	Center
DBL.	Double
DEPT.	Department
DET.	Detail
DIA.	Diameter
DIM.	Dimension
DN.	Down
DR.	Door
D.S.	Downspout
DWG.	Drawing
E.A.	Each
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator, Elevation
EMER.	Emergency
EQUIP.	Equipment
EXIST.	Existing
EXT.	Exterior
F.A.	Fire Alarm
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
FIN.	Finish
FL.	Floor
FLR.	Floor
FLUOR.	Fluorescent
FRP	Fiber Reinforced Plastic
FT.	Foot or Feet
FURR.	Furring
GA.	Gauge
GC.	General Contractor
GL.	Glass
GYP.	Gypsum
ID	Inside Dimension/Diameter
INSUL.	Insulation
INT.	Interior
KITCH.	Kitchen
LAM.	Laminate
LAV.	Lavatory
LT.	Light
MAX.	Maximum
MECH.	Mechanical
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MTD.	Mounted
MTL.	Metal
N.I.C.	Not In Contract
N.T.S.	Not To Scale
NO. or #	Number
O/	Over
O.A.	Overall
O.C.	On Center
O.D.	Outside Dimension/Diameter
PL.	Plate
P-LAM.	Plastic Laminate
PLAS.	Plaster
PLYWD.	Plywood
REF.	Reference
REQ.	Required
RL.	Rain Leader
R.O.	Rough Opening
SHT.	Sheet
SIM.	Similar
SS.	Stainless Steel
SPEC.	Specification
STD.	Standard
STL.	Steel
STOR.	Storage
TOC	Top of Concrete/Curb
T & G	Tongue and Groove
TEL.	Telephone
TEM.	Tempered
TOP	Top of Plate
TPR.	Temperature Pressure Relief
TYP.	Typical
UON	Unless Otherwise Noted
W.C.	Water Closet
W/	With
W/O	Without
WD.	Wood
WH.	Water Heater

### GENERAL NOTES

1. ALL WORK, MATERIALS AND INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH THE ADA AND ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS AND INTERPRETATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE DRAWINGS AND OBTAIN A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH RELATED WORK.
3. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR IMMEDIATE RESOLUTION OF ANY DISCOVERED DISCREPANCY, CONFLICT OR HAZARD. EXAMPLES INCLUDE:
  - a) DISCOVERY OF CODE VIOLATIONS, INCORRECT CONSTRUCTION, HAZARDOUS MATERIALS OR OTHER SAFETY ISSUES THAT ARE EXISTING FIELD CONDITIONS.
  - b) DISCOVERY OF CONFLICTS BETWEEN FIELD CONDITIONS AND PROPOSED CONSTRUCTION.
  - c) DISCOVERY OF CONFLICTS BETWEEN ASPECTS OF PROPOSED CONSTRUCTION.
  - d) AREAS OF THE CONTRACT DOCUMENTS WHERE THE INTENT IS UNCLEAR.
  - e) DISCOVERY OF ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED. DIMENSIONS DESIGNATED AS "CLEAR" SHALL BE MAINTAINED. CONTRACTOR SHALL OBTAIN ARCHITECT'S APPROVAL FOR ANY DIMENSIONAL ADJUSTMENTS AND COORDINATE ADJUSTMENTS WITH RELATED AREAS OF WORK.
5. THE CONTRACTOR SHALL COORDINATE THE FOLLOWING ISSUES WITH THE OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK:
  - a) USE OF PUBLIC AREA FOR THE DELIVERY AND REMOVAL OF MATERIALS.
  - b) SALVAGE OF EXISTING MATERIALS AND EQUIPMENT TO BE REMOVED.
  - c) SECURITY ISSUES.
6. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT MAY NOT BE LIMITED TO THE INFORMATION INDICATED IN THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF OTHERS WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THESE DOCUMENTS. IF APPLICABLE, THE CONTRACTOR SHALL SUBMIT ALL DESIGN-BUILD DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
7. ALL WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER TO ENSURE THE SAFETY AND PROTECTION OF ALL PERSONNEL AND ADJACENT SPACES.
8. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ANY TEMPORARY FACILITIES, BARRICADES AND CONTROLS, ETC., AS REQUIRED FOR THE CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE PROTECTION OF AREAS ADJACENT TO NEW CONSTRUCTION AND ALL WORK IN PLACE THAT IS SUBJECT TO DAMAGE AS A RESULT OF THE WORK. ALL FORMS OF PROTECTION SHALL BE CONSTRUCTED IN A MANNER SUCH THAT, UPON COMPLETION, THE ENTIRE WORK AND ADJACENT AREAS SHALL BE DELIVERED IN UNDAMAGED CONDITION.
10. HOURS OF CONSTRUCTION SHALL BE SCHEDULED IN ACCORDANCE WITH LOCAL NOISE ORDINANCES, IF ANY.

### SYMBOLS

- ELEVATION  
DRAWING NUMBER  
SHEET WHERE DRAWN
- DETAIL  
DRAWING NUMBER  
SHEET WHERE DRAWN
- DOOR TAG
- WINDOW TAG
- KEY NOTE NUMBER
- PAINT COLOR NUMBER
- ALIGN  
ALIGN SURFACES
- REVISION
- GRID LINE REFERENCE

### PROJECT ROSTER

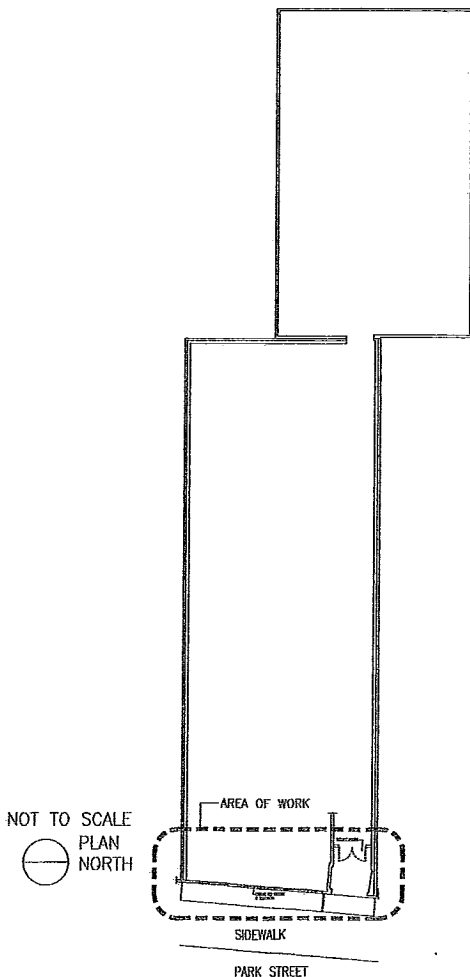
#### OWNER

PILLOW PARK PLAZA  
1419 PARK STREET  
ALAMEDA, CA 94501-4509  
VOICE (510) 521-6227

#### ARCHITECT

ITALO A. CALPESTRI, AIA  
Italo Calpestri  
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Alameda, CA 94501  
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### AREA OF WORK PLAN



### PROJECT DATA

PROJECT ADDRESS PILLOW PARK PLAZA  
1419 PARK STREET  
ALAMEDA, CA  
94501-4509

ZONING N/A

CONSTRUCTION TYPE TYPE V-B

OCCUPANCY GROUP B

NUMBER OF STORIES 1.

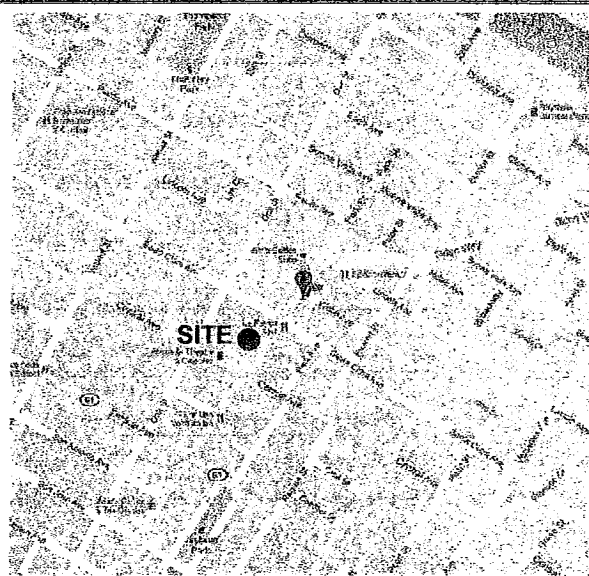
#### PROJECT DATA

FLOOR AREA (GROSS) NO CHANGE

APPLICABLE CODES & REGULATIONS:  
ALL WORK SHALL BE PERFORMED TO THE FOLLOWING CODES:

CALIFORNIA BUILDING CODE	2010 EDITION
CALIFORNIA FIRE CODE	2010 EDITION
CALIFORNIA ADMINISTRATIVE CODE (T-24)	2010 EDITION
CALIFORNIA MECHANICAL CODE	2010 EDITION
CALIFORNIA PLUMBING CODE	2010 EDITION
CALIFORNIA ELECTRICAL CODE	2010 EDITION
CALIFORNIA ENERGY CODE	2010 EDITION

### VICINITY MAP NTS



### DRAWING INDEX

#### ARCHITECTURAL

A-0 PROJECT INFORMATION  
A-1 FLOOR PLAN, FRONT ELEVATION, STOREFRONT DETAILS

### SCOPE OF WORK

1. FACADE IMPROVEMENT PROGRAM PROJECT: REPLACE STOREFRONT WINDOW SYSTEM. NEW FIXED STORE FRONT WINDOW AND STOREFRONT DOOR SYSTEM. REPLACE (E) FACING WITH NEW POLISHED STONE.
2. NEW SIGNAGE ON UPPER STOREFRONT.

PLANS & SPECIFICATIONS ARE PREPARED AS INSTRUMENTS OF SERVICE FOR THE CLIENT AND ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

OWNER:

RECEIVED

SEP 01 2011

PERMIT CENTER  
ALAMEDA, CA 94501

STAMP:

REVISIONS:

No.	DESCRIPTION	DATE

PROJECT

PILLOW PARK PLAZA  
1419 PARK STREET  
ALAMEDA, CA 94501-4509

DRAWING TITLE

PROJECT  
INFORMATION

PROJECT No. : 201114

DRAWN BY: DH

CHECKED BY: IAC

DATE: 08/31/11

SCALE: AS NOTED

SHEET NO.:

A-0

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OWNER:

STAMP:

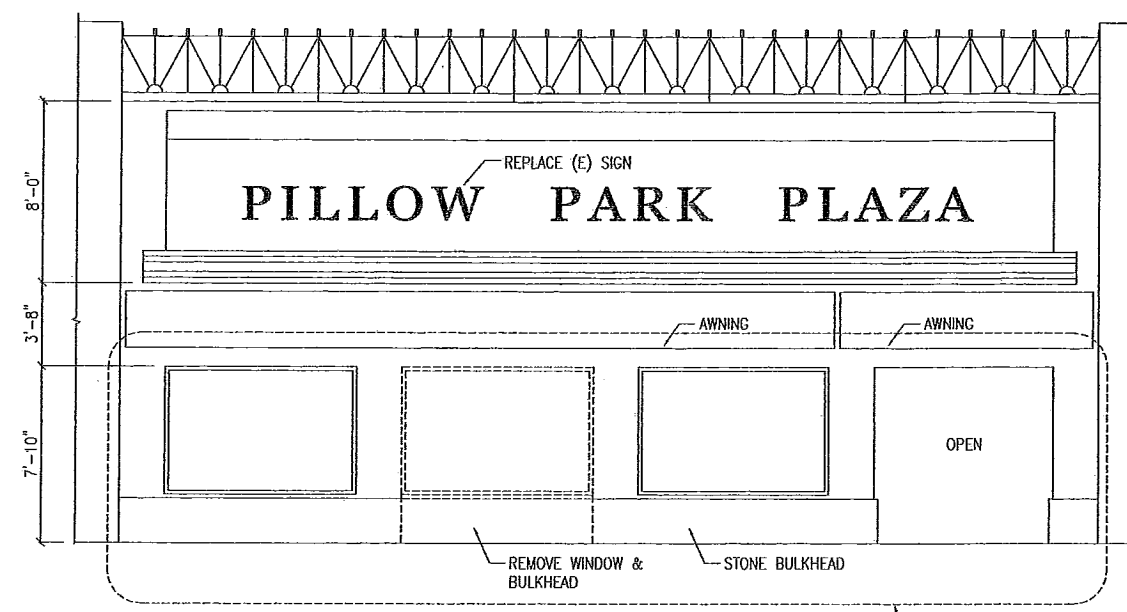
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No. DESCRIPTION DATE

PROJECT  
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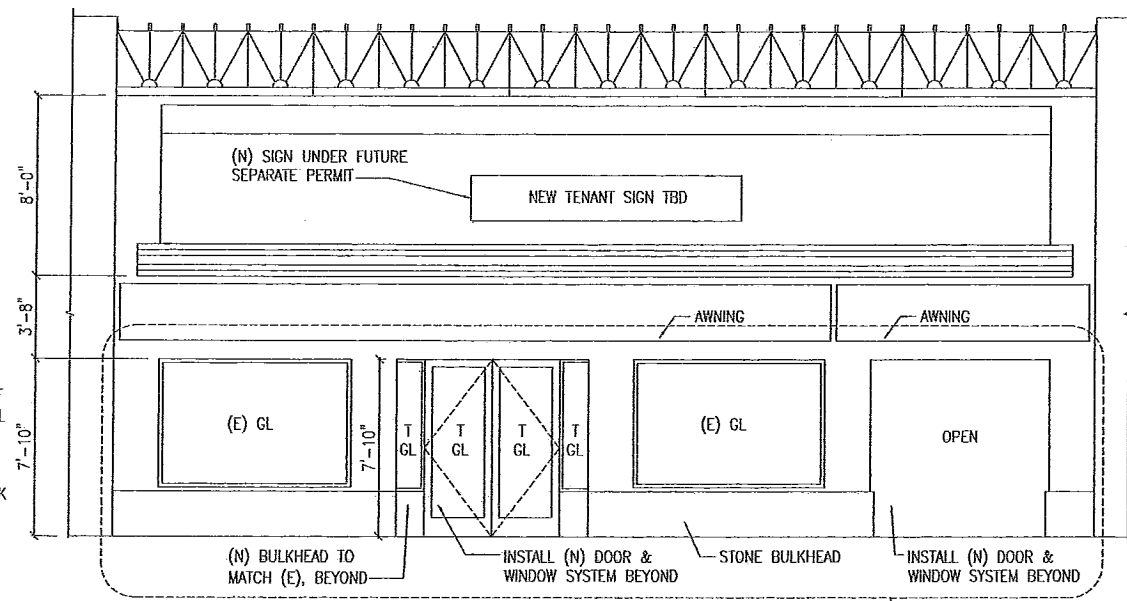
DRAWING TITLE  
EXISTING & PROPOSED PLANS,  
ELEVATIONS & DETAILS

PROJECT No. : 201114  
DRAWN BY: DH  
CHECKED BY: IAC  
DATE: 08/31/11  
SCALE: AS NOTED

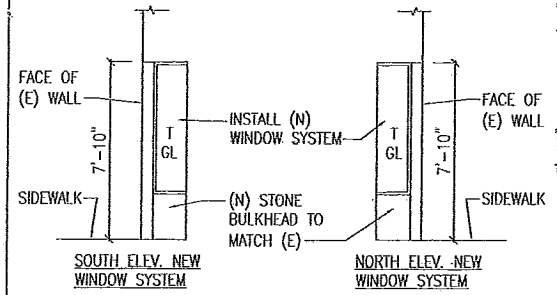
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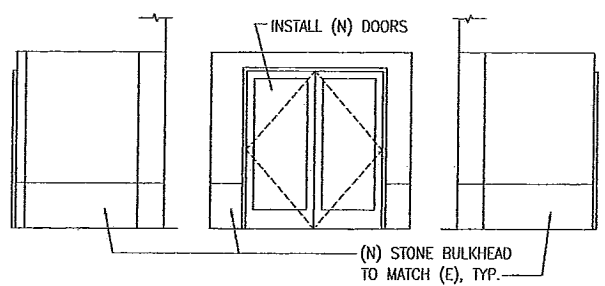
5 EXISTING EAST ELEVATION  
1/4"=1'-0"



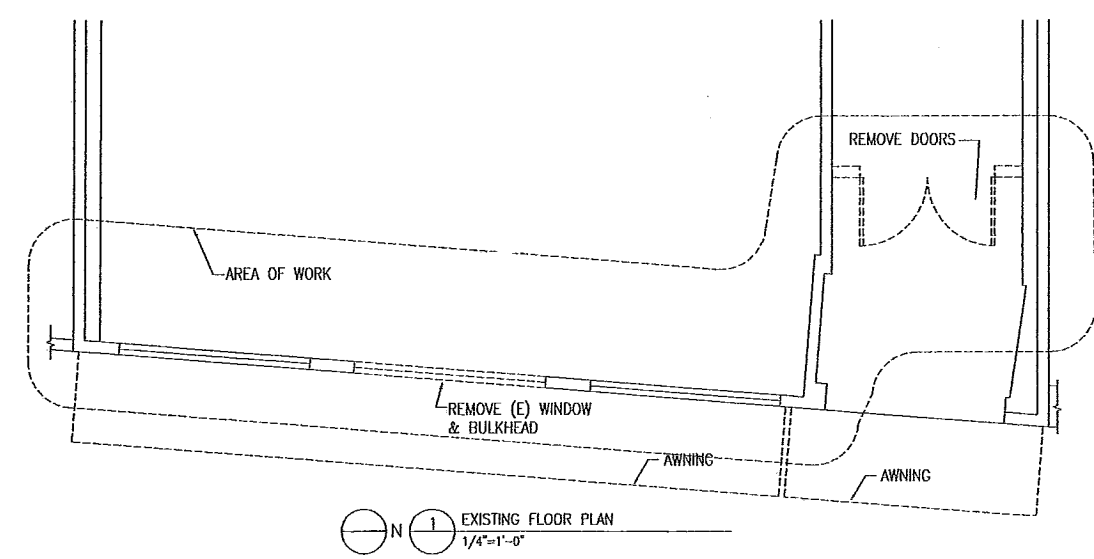
6 PROPOSED EAST ELEVATION  
1/4"=1'-0"



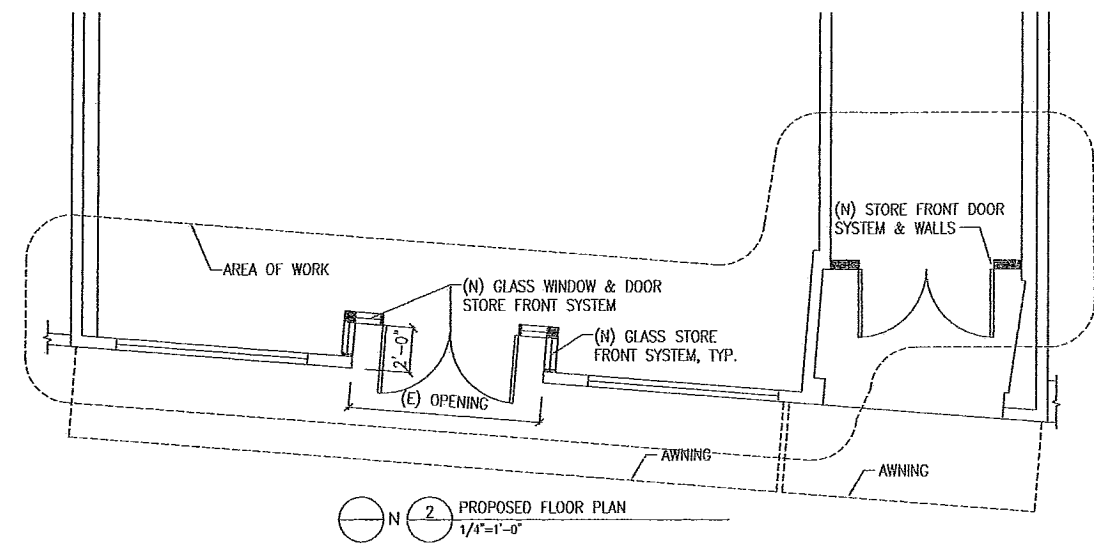
7 PROPOSED NORTH & SOUTH ELEVATIONS  
1/4"=1'-0"



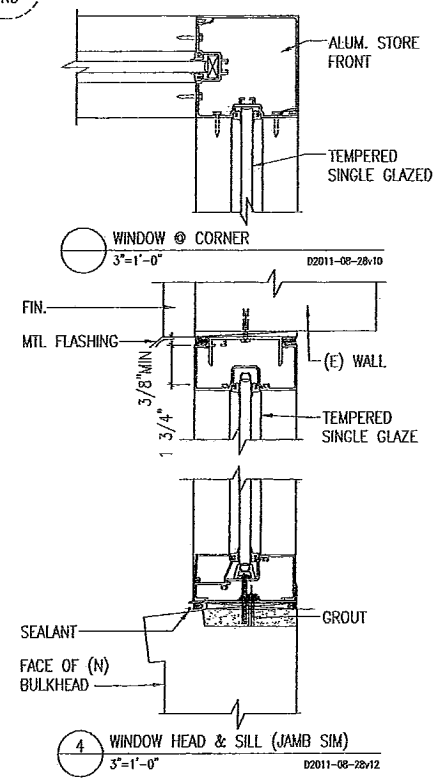
8 PROPOSED EAST, NORTH & SOUTH  
ELEVATIONS AT ALCOVE ENTRY  
1/4"=1'-0"



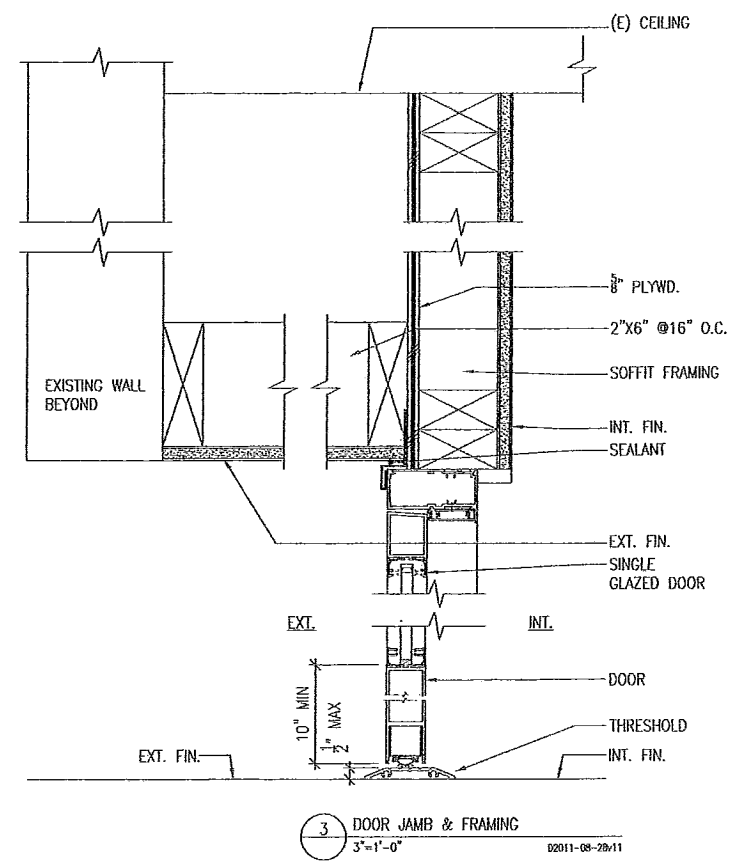
1 EXISTING FLOOR PLAN  
1/4"=1'-0"



2 PROPOSED FLOOR PLAN  
1/4"=1'-0"



4 WINDOW HEAD & SILL (JAMB SIM)  
3"=1'-0"



3 DOOR JAMB & FRAMING  
3"=1'-0"